Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Building Services
5 Latimer
Bracknell RG12 7LG

Application No: 03/00129/FUL

Applicant: J. Lavell

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolish garage. Erect two storey extension at side and rear, single storey at rear and form room in roof space

At: 47 Balmore Drive Caversham Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14th April 2003

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

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SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work) –

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

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(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

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of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

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(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

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Reading BOROUGH COUNCIL

Application At: 47 Balmore Drive Caversham Reading

Application No: 03/00129/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990..

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no windows or other openings in the east or west elevations, other than those shown on the approved plans, shall be constructed. Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

4. The second floor window in the east elevation in the develpment hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

INFORMATIVES

0 The applicant should be aware that the development hereby permitted requires a building regulations application.

0 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining

Date: 14th April 2003

David Gworthy

Head of Planning and Transport

AMD

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Reading BOROUGH COUNCIL

property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

0 The development hereby permitted is in accordance with Policies HSG 8 and CUD 14 of the Reading Borough Local Plan, 1998.

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CASE OFFICER RECOMMENDATION

Agent: Building Services
5 Latimer
Bracknell RG12 7LG

Application No: 03/00129/FUL

Recommendation: Application Permitted

Applicant: J. Lavell

Proposal: Demolish garage. Erect two storey extension at side and rear, single storey at rear and form room in roof space

At: 47 Balmore Drive Caversham Reading

CONDITIONS & REASONS

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3 The development hereby permitted is in accordance with Policies HSG 8 and CUD 14 of the Reading Borough Local Plan, 1998.

Approved by Planning Manager/Team Leader : YES / NO

Signed : _____

Date : 14/2/03

Address: 47 Balmore Drive
Application No.: 03/00129/FUL
Proposal: Demolish Garage. Erect two storey extension at side and rear, single storey rear and form room in the roofspace.

Relevant Policies: Policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan and supplementary planning guidance 'Development Control Guidance Note 3: House Extensions, March 1992'.

Objections Received (summarise): Numbers 45, 46, 48 and 49 Balmore Drive were consulted. No letters of objection were received.

Consultation Responses:
Building Control: The proposal requires a building regulations application.

Transport: No objections.

Planning History:
94/0148/FD: Two storey side and rear extension (CONSENT: 1/6/94)
02/00240/FUL: Demolish Garage. Erect two storey extension at side and rear. Form room in roof space (CONSENT: 11/4/02)

SITE DESCRIPTION

The proposal site presently contains a single family semi detached dwelling of 1930s style design. The site is on a residential cul-de-sac, which is a private road. The other houses in the street are of a similar design, although many of the houses have been altered in the past. The rear of the site backs on to a park.

PROPOSAL

The proposal is for a two storey side and rear extension, including loft conversion, as permitted by planning consent 02/00240/FUL. The only variation from the existing consent is the addition of a small single storey element between the extension and the boundary with 46 Balmore Drive. This building is 3.7 metres high, with a pitched roof, and extends to the rear by 4 metres, the same as the extension that has already been permitted/

APPRAISAL

The large two storey element of the proposal was granted planning permission on the 11th April 2002, and is still extant. Only the additional element, therefore, requires assessment as part of this application.

Design and Appearance

The proposal is entirely to the rear of the property and would not be visible from any public area. The design of this part of the extension is in keeping

with the rest of the site. The inclusion of a pitched roof on the single storey element results in a slightly uncomfortable relationship with the extension already permitted. However, as this is not part of the public view of the development, and in fact would only be visible from the proposal site and the neighbouring garden, the appearance of the proposal is considered acceptable.

Effect on Residential Amenity

The only neighbouring property that may be affected by the development is 46 Balmore Drive. There is at present a 2 metre high fence and hedge on the boundary. The neighbouring property also has a large conservatory close to the boundary, which also extends to the rear by around 4 metres.

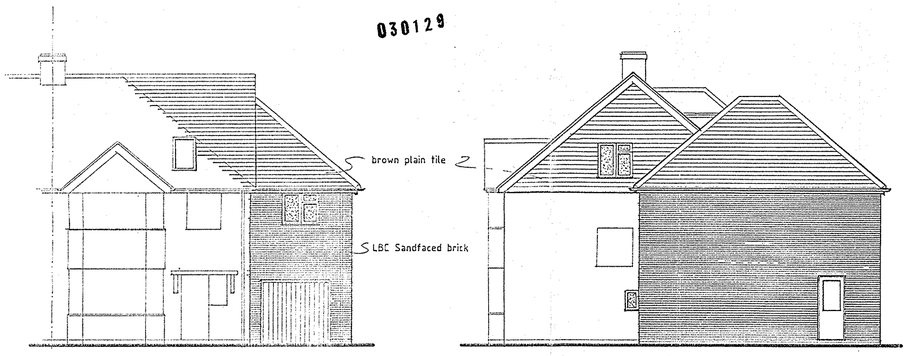
Because of the orientation of the pitched roof on the single storey element it would only be around 3 metres high on the boundary. Because of this the visual impact of this building is considered acceptable. The pitched roof would also mean that the impact on daylight would also be minimal, and no greater than the two storey element already permitted.

The single storey element has no additional windows which would overlook any neighbouring properties, and so the development would have no impact on privacy.

There are no other issues that require assessment and as such the proposal is in accordance with the Policies stated above.

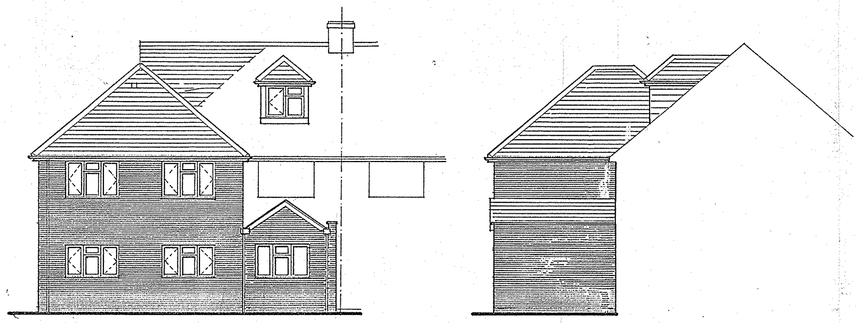
Recommendation:
The authorised delegate of the Local Planning Authority is of the opinion that the proposal will not cause material detriment to existing amenity and is designed to be in keeping with the existing building and surrounding area. The proposal therefore warrants **approval**, subject to appropriate conditions.

030129



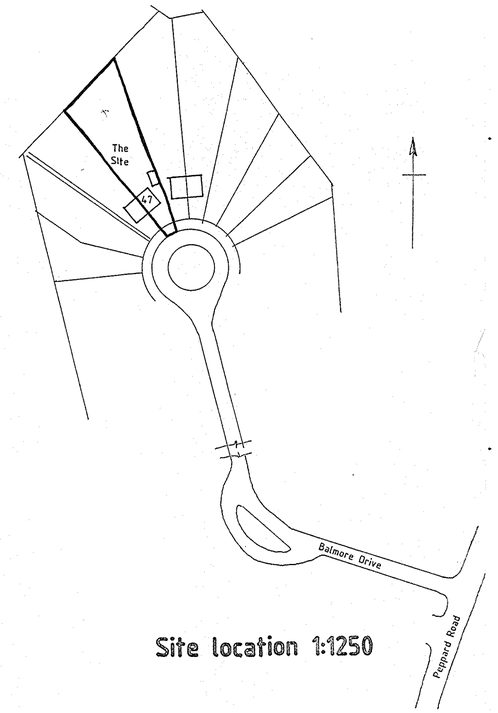
South elevation 1:100

East elevation



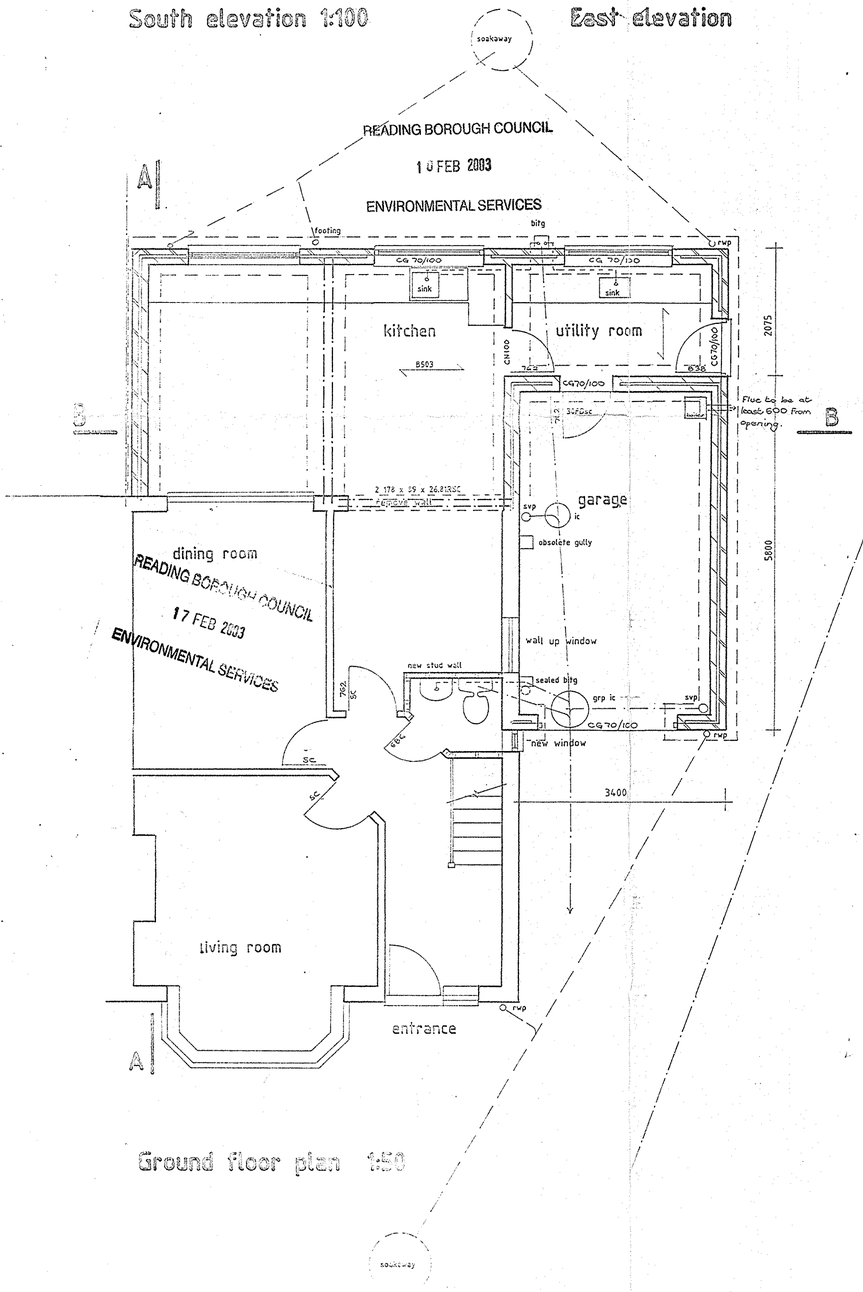
North elevation

West elevation



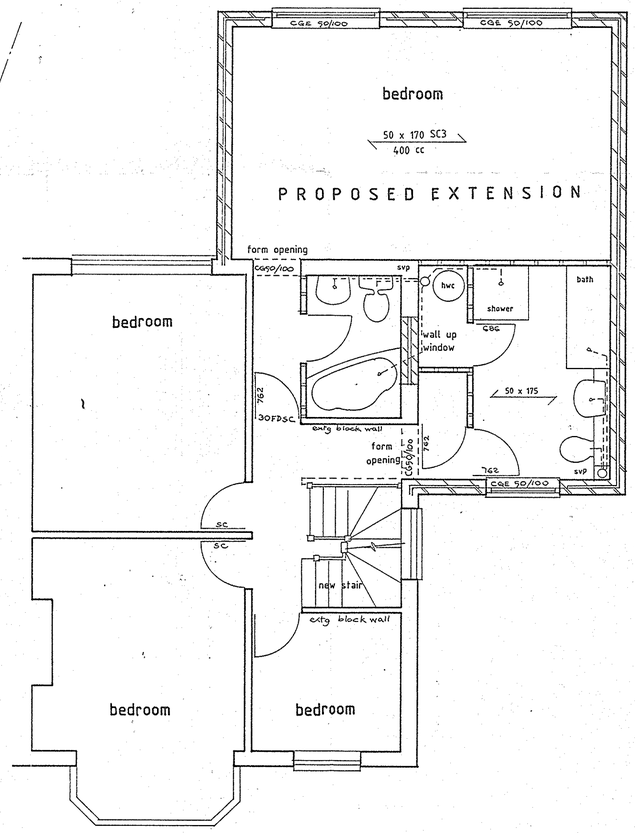
Site location 1:1250

READING BOROUGH COUNCIL
10 FEB 2003
ENVIRONMENTAL SERVICES

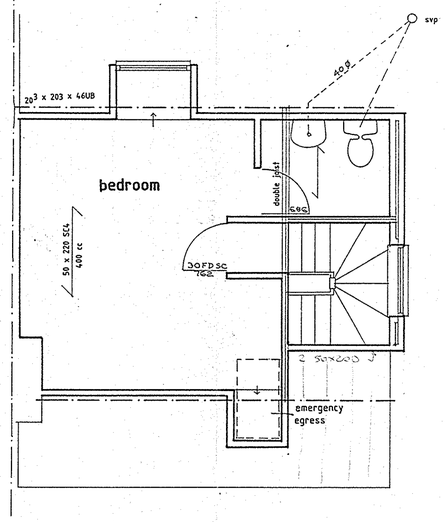


READING BOROUGH COUNCIL
17 FEB 2003
ENVIRONMENTAL SERVICES

Ground floor plan 1:50



First floor plan



Second floor plan

Site plan 1:500

Building Services

5 Latimer
Bracknell
RG12 7LG
Tel : 01344 456494 : Fax

Proposed extension
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For Mr J Lavell
February 2002

Drwn 876/1 A